



TO LET

4 Artana Street, Ormeau Road, Belfast, Antrim, BT7 2FF

£1,450 Per month



LAVERY  
MITCHELL

- Spacious 4 bedroom mid-terrace property
- Fitted kitchen
- Double glazing throughout
- River Lagan walkway directly behind property
- Convenient transport links to Belfast City Centre
- Open plan living & dining area
- Bathroom with electric shower
- Enclosed covered rear yard
- Walking distance to Ormeau Park property
- Note: Not Registered as a HMO



## Directions

## THE PROPERTY

Located in the heart of the ever-popular Lower Ormeau area, 4 Artana Street offers spacious and well-presented accommodation ideal for families, couples or a maximum of two unrelated sharers seeking convenient city living with excellent local amenities close at hand.

The property is situated just off the vibrant Ormeau Road, an area renowned for its excellent selection of cafés, restaurants, bars and independent retailers, while also benefiting from superb transport links with regular bus routes providing easy access to Belfast City Centre and surrounding areas. Residents can also enjoy nearby Ormeau Park and the scenic River Lagan towpath and walkway located directly behind the property, perfect for walking, running and cycling.

Internally, the property comprises a bright open plan living and dining area on the ground floor, leading to a fitted kitchen and an enclosed covered rear yard. The home benefits from a recently installed gas heating system, double glazing throughout, and a bathroom with electric shower.

Accommodation is arranged over three floors and includes four generous double bedrooms, with two bedrooms located on the first floor and a further two on the second floor.

Please note: the property is not HMO registered and therefore is not suitable for three or more unrelated occupants.

Early viewing is highly recommended to appreciate both the accommodation and sought-after location on offer.

## SITUATION